

Hunting Creek Area Plan

Proposed Zoning Text Amendment to RC Zone.

3-906. *Bulk and open space regulations.*

(A) *Yard requirements*

(1) *Front Yard.* No front yard is required except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 or the requirements of section 3-908.

3-908. *Additional Requirements for Certain Properties Abutting the George Washington Memorial Parkway.* The following additional development standards shall apply to properties within the RC zone located south of the Capital Beltway and abutting Washington Street (George Washington Memorial Parkway). These standards are established to implement the design guidelines of the Hunting Creek Area Plan.

(A) *Front Setback Area.* All buildings shall be set back from Washington Street by 80 feet from the front property line or 140 feet from the centerline of Washington Street, whichever is closer to the centerline of Washington Street.

(1) *Landscaping.* The grade of the area between Washington Street and those structures closest to Washington Street shall be raised to approximately the elevation of the sidewalk along Washington Street to provide a broad parkway appearance. The area between those structures closest to Washington Street and Washington Street shall be landscaped in a manner substantially consistent with the Landscape Concept for Washington Street and Parkway Landscape Buffer, Figure 16 in the Hunting Creek Area Plan.

(2) *Surface Parking.* No surface parking shall be provided in the area between Washington Street and those structures oriented to and closest to Washington Street.

(B) *Building Orientation.* Beyond the front setback area, buildings closest to Washington Street shall be oriented toward and generally aligned with Washington Street.

(C) *Site access.* Primary site access for vehicles on either side of Washington Street shall be at the two existing signalized intersections: one immediately south of the Capital Beltway and the other at the entry drive to Porto Vecchio.

(D) *Site development area.* On the west side of Washington Street, south of the south access street as shown on the Hunting Terrace Site Development Concept, Figure 15 in the Hunting Creek Area Plan, no structures except accessory structures open to the public for interpretation of the natural or cultural history of the area shall be constructed.

(E) *Transit Access.* In order to provide transit access, the properties abutting the Capital Beltway shall provide a location for three or more buses to stop and lay by on the west side of Washington Street, and a location for two or more buses to stop and lay by on the

east side of Washington Street. In order to provide a broad parkway appearance along Washington Street, the design of these bus stops shall provide a median between the bus stop and the roadway sufficient to continue the row of street trees along Washington Street as shown in the Landscape Concept for Washington Street and Parkway Landscape Buffer, Figure 16 of the Hunting Creek Area Plan.